

PERCHERON

Parks, Recreation & Cultural Services (PRCS)
Advisory Board Presentation

Thursday, December 9, 2021

Request

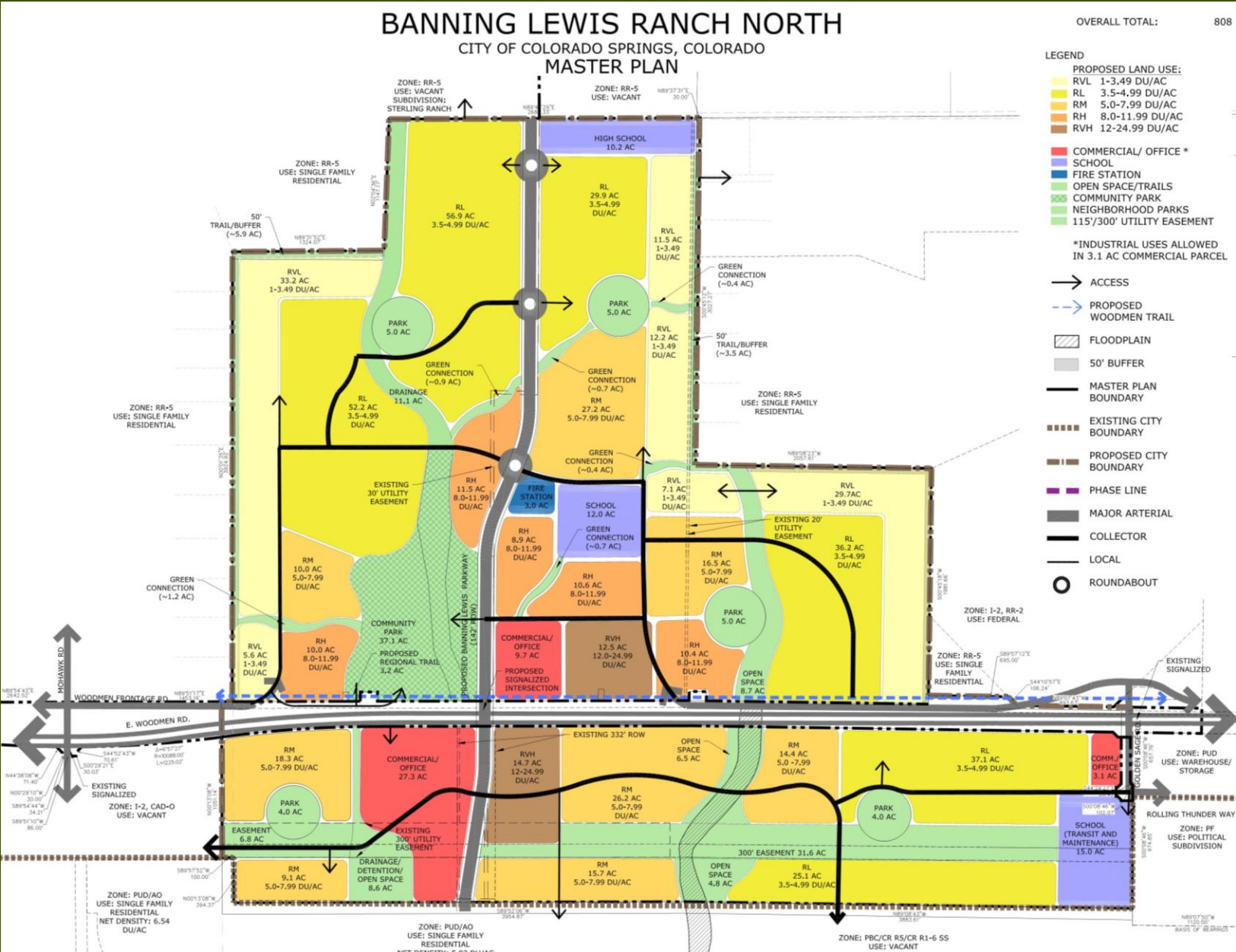
- N.E.S. Inc. on behalf of Nor'wood Development Group, is requesting the City Council's approval of a Master Plan Amendment to the Percheron Master Plan (formerly known as Banning Lewis Ranch North).
- The Applicant requests Parks, Recreation & Cultural Services (PRCS) Advisory Board approval of the Parkland provision identified for this Master Plan based upon compliance with the Parks Land Dedication Ordinance (PLDO).

Site Location



Percheron Master Plan Area = 807.5 acres

Approved Master Plan



5



Parkland Dedication

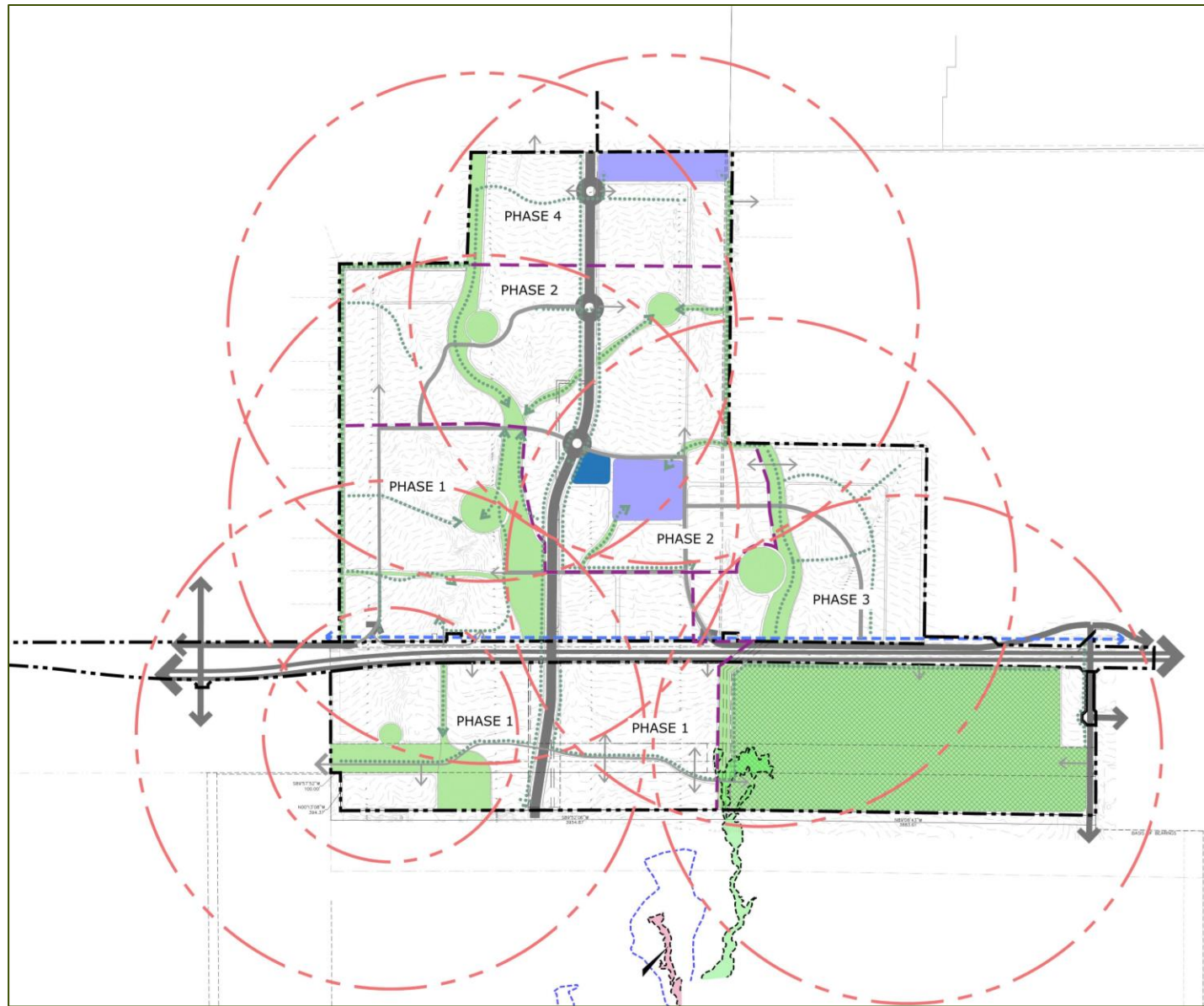
PERCHERON PLDO ORDINANCE LAND DEDICATION REQUIREMENT

	DU/AC RANGE	UNIT NO. ESTIMATE	PARKS ORDINANCE CATEGORY	LAND DEDICATION FORMULA	PARKS LAND DEDICATION (AC)
RVL	1-3.49	199	1 unit per structure	2.58 x 5.5/1000	3
RL	3.5-4.99	616	1 unit per structure	2.58 x 5.5/1000	9
RM	5.0-7.99	500	2-4 units per structure	2.11 x 5.5/1000	6
RH	8.0-11.99	829	5-8 units per structure	1.93 x 5.5/1000	9
RVH	12-24.99	506	20-49 units per structure	1.84 x 5.5/1000	5
TOTAL		2650			31.5
				45% to Neighborhood Parks	14.2
				55% to Community Parks	17.3

PERCHERON PROPOSED PARK LAND DEDICATION & OPEN SPACE

TYPE	ACRES
NEIGHBORHOOD PARKS	14.2
COMMUNITY PARKS (REGIONAL SPORTS COMPLEX)	126.5
SUB-TOTAL OF PUBLIC PARKS FOR PLDO	140.7
OPEN SPACE/DRAINAGE/TRAIL CORRIDORS/BUFFERS	68.3
OVERHEAD ELECTRIC EASEMENT/TRAIL CORRIDOR	
SUB-TOTAL	68.3
TOTAL	209.0

Catchment Area of Neighborhood Parks



10



NES